



**FITZJOHN**  
SALES & LETTINGS

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## 123 Redmile Walk Peterborough PE1 4TT

Asking price £160,000



Offered to the market with No Forward Chain is this three-bedroom end-of-terrace home in Welland, Peterborough offering excellent potential for buyers looking to add value or investors seeking a strong return.





The ground floor comprises an entrance hall, a generous kitchen/diner, and a well-proportioned lounge, providing a practical layout for modern living.

To the first floor, the property offers two double bedrooms, a single bedroom, and a family bathroom.

Externally, the property benefits from an enclosed rear garden, a single garage with parking for one vehicle, and additional communal parking close by.

The home features uPVC double glazing throughout, gas central heating, an energy performance rating of C, and falls within council tax band A. While the property does require some modernisation, it presents an excellent opportunity to personalise or refurbish to suit individual tastes.

Our valuer believes this property would make a great investment purchase, with an estimated rental potential of £900 PCM.

Entrance Hall - Radiator, wooden laminate flooring, stairs, door to:

Kitchen/Diner 5.36m (17'7") x 3.56m (11'8") max Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, gas and electric points for cooker, two windows to rear, radiator, wooden laminate flooring, door to:

Living Room 3.61m (11'10") x 3.31m (10'10") Window to front, radiator, wooden laminate flooring, TV point.

First Floor Landing Door to:

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, vinyl flooring.

Bedroom 3 1.96m (6'5") x 1.83m (6') Window to front, radiator.

Bedroom 2 3.86m (12'8") x 3.49m (11'5") Window to rear, radiator, fitted carpet.

Bedroom 1 3.49m (11'5") x 3.25m (10'8") Window to front, radiator, fitted carpet.

Outside: Gated to rear, courtesy door to rear of garage, enclosed by brick wall, patio area. Garage with up and over door.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

